

TO LET
Short term, Agreed term or Temporary
(OFFICE/STUDIO/MEDICAL/CONSULTANCY) ETC.
FURNISHED OR UNFURNISHED
5 x CAR PARKING SPACES
650 sq ft - 1,325 sq ft approx.



UNIT 6 • RIVERVIEW • WALNUT TREE CLOSE
GUILDFORD • SURREY • GU1 4UX

LOCATION: The premises are situated close to the River Wey on a well-established office park located approximately ½ mile from Guildford Town Centre. Guildford mainline railway station is within walking distance and provides a regular service to London (Waterloo) in approximately 30 minutes. There is excellent access to the A3 (London to Portsmouth road) with access southbound approximately 1/2 of a mile distant and northbound at approximately 1 mile with the M25 (Junction 10) some 7 miles distant. More generally Guildford is a popular Business and Residential district which offers exceptionally good shopping facilities including covered shopping precincts, specialist shops, department stores and retail warehouses including Ladymead Retail Park whilst leisure facilities are close by including The Spectrum Leisure Centre, G-Live together with numerous Golf Courses and Country Clubs within close proximity.

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DESCRIPTION:

The premises comprise a self-contained office building arranged over 2 x floors being of brick construction with solid floors beneath a pitched and slate effect covered roof. The subject property forms part of an attractive office courtyard development that was developed some 30+ years ago. The Estate provides an assortment of Business units, each with designated car parking. Internally, each floor of the subject office is arranged to provide carpeted offices; arranged in cellular format on the ground floor arranged to provide 4 x individual offices and a well-appointed Kitchen/break out zone whilst the first floor is broadly open plan .

The premises also benefit from raised and carpeted floors with some tiled areas in the ground floor break out area, gas fired central heating via wall mounted radiators, suspended ceilings and recessed lighting, a small kitchenette, air-conditioning and window blinds. Additionally, there are ample power points provided whilst to the outside there is designated car parking for 5 (five) cars and semi-landscaped grounds.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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ACCOMMODATION:

((all areas are net and approximate unless otherwise stated))

Reception Lobby

Ground Floor Offices 654 sq ft (60.75 sq m)

Kitchen/Break Out area

WC facilities

Stairs to first floor

First Floor Offices 675 sq ft (62.70 sq m)

WC Facilities

Kitchen

Total 1,329 sq ft (123.46 sq m) approx.

Outside: Semi- landscaped grounds and on-site car parking (5 spaces).

TERMS:

The premises are available by way of a New Lease on Flexible Terms.

RENT:

£22.50 psf (subject to lease terms).

BUSINESS RATES:

The subject property is situated within the area administered by Guildford Borough Council and we are advised that the assessments are as follows:

Ground floor: £12,000.00 'Offices and Premises'

First floor: £14,500.00 'Offices and Premises'

EPC:

The property has an EPC rating of D - (Energy Performance Certificate).

LEGAL COSTS:

Each party to bear their own Legal and Professional costs.

VIEWING:

Strictly by prior appointment through the **Sole Agents:**



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